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*The Newsletter for  
Fairlington Mews  
Residents  
Volume 2010 Issue 3  
July/August  
September*

# MewsNEWS



## Message from the Board

Dear Mews Owners and Residents,

### Annual Meeting

It's full on summer here. Hot, steamy, quiet – but approximately forty co-owners turned out on June 24 for the association's lively Annual Meeting. As of June 29, we had received a 48% response from co-owners toward reaching quorum.

With more emails, personal contacts, and dropped - off reminders, I was able to get the required 50% + in order to approve the business conducted at the annual meeting. The final quorum percentage was 50.73.

The Board of Directors recommended a budget containing a 3.79% condo fee increase for FY 2011 which was approved by the Council of Co-owners. All co-owners received a copy of the budget in early June, and Manager Jason Eglin and Treasurer Ron Patterson explained the new budget and Reserves figures at the Annual Meeting, providing supporting documentation. (Note: If you did not attend the Annual Meeting, this information is available on line at the Mews web site.)

Two items contributing to funding increases were an increase in insurance premiums and recommended contributions to Reserves Funding.

At the request of the Board, the association received an updated property appraisal which showed our need to increase replacement value coverage. In other words, we have been underinsured. Also with the recommendation of the Reserves Advisors, Inc., we have increased our contributions to Reserves Funding in order to ensure adequate funding for future maintenance projects.

### Thank You, Volunteers

The Annual Meeting is a time to say “thank you” to co-owners for their valuable volunteer contributions throughout the year. I want to repeat those thank you's here:

- Don Taylor, David Biette, and Ann Timmons for their continued “consultant work” and sharing “institutional knowledge” of the “machinations” of the association
- By Laws Committee, especially Kim Baumgartner, for their continued work on this project – Tami Anderson, Chandra Burnside, Tom Corbin, Seth Low, and Jayne Mayne
- Finance Committee, especially Alison Reither, for monitoring and advising the financial picture – Tami Anderson, Julia Claypool, Jayne Mayne, and Ron Patterson
- Landscape Committee, Lori Olivas, chair, for seeing that we have the best grounds in Fairlington – Tom Corbin, Penny Glass, and Judy Guerny
- Recreation Committee, Shannon Watson, chair – for “entertaining the association” - Joanne Herman, Kim and Tom McGuire, Nancy O'Brien, and Renee Powlette
- Ron Patterson for maintenance of the Mews web site and administration of the Mews Alerts System
- Steve Burcham – maintenance personnel – He's been a real asset to the community!
- Lamplighters – Janice and Larry Peters
- Court Representatives
- Newsletter personnel – Tom Corbin and Ron Patterson

And a special shout out to Manager Jason Eglin for prevailing through the “thick and thin” of it all and remaining unscathed by the “slings and arrows” sometimes sent his way! Thank you, Jason.

## Revised By Laws

In the near future, co-owners will be asked to approve the revised by laws. This process has taken longer than we anticipated and has added significantly to our legal costs due to the consultation with legal advisors Peter Philbin and Leslie Brown. We hope to finalize the draft soon, send it to the Board of Directors, and share it with the community in a “town meeting” to review the changes.

We will need approval from 75% of co-owners to adopt the rewritten document which will bring the association up to date with current condominium regulations and eliminate some of the current document’s ambiguous items.

I mention this percentage because it is unfortunate that we cannot get co-owners to respond to minimum Annual Meeting participation or proxy request (50%+), so we know it is going to be a major effort to involve all co-owners in approving the long overdue changes in association bylaws.

Please be on the look out for notices of the bylaws town meeting and comment period and the follow up voting process. It is important that all – including non-resident co-owners - share in this process.

## In Closing

Recently I had the opportunity to talk with two prospective Mews co-owners, who subsequently became actual co-owners. In spite of the fact that we do not have a “perfect” condominium association (Is any association in Fairlington perfect?), the reputation of the Mews as a well-managed and friendly community has gotten out!

Both new co-owners had only praise for the quality of life in the Mews, the transparent operations that we provide, and the pride that most residents take in our community. I think this speaks volumes for our association. Thank you, Jeff and Mary Ann!

Here’s hoping that the remainder of your summer is peaceful, pleasant and cool – way cool! Remember, if you go away for any length of time, ask neighbors to check on your unit and be certain to leave a spare key in case of an emergency. AND if you’re really feeling energetic (or cool), perhaps you can check out the new ping pong table at the pool!

Thomas R. Corbin (Tom) (703) 931-0687  
President, Mews Board of Directors  
[tomrcor@aol.com](mailto:tomrcor@aol.com)

## Calendar

- July 19 – Finance Committee Meeting  
FCC @ 7:00 PM
- July 22 – Board of Directors Meeting  
FCC @ 6:30 PM
- July 25 – Recreation Committee Meeting  
2:00 PM @4632 34<sup>th</sup> St.  
(Call Shannon Watson to confirm.)
- Large Item Pick Up – August 7, Sept. 4, Oct. 2  
(Place appropriate items at curb by 7:00 AM)
- August 9 – Landscape Committee Meeting  
7:00 PM @ FCC
- August 22 – Recreation Committee Meeting  
2:00 PM @ 4632 34<sup>th</sup> St.
- August 26 – Board of Directors Meeting  
FCC @ 6:30 PM
- September 5 Labor Day Picnic @ Pool Green
- September 23 – Board of Directors Meeting  
FCC @ 6:30 PM
- October 28 – Board of Directors Meeting  
FCC @ 6:30 PM



## Click Here, Dude! Web Site Resources

- Mews Handbook  
[www.fairlington.org/mewshand.htm](http://www.fairlington.org/mewshand.htm)
- Board Minutes/Newsletters  
[www.fairlington.org/mewsindex.htm](http://www.fairlington.org/mewsindex.htm)
- Condominium Resources Site  
[www.fairlington.org/condoresourcepage.htm](http://www.fairlington.org/condoresourcepage.htm)
- Emergency Preparedness Page  
[www.fairlington.org/emergencypreparedness.htm](http://www.fairlington.org/emergencypreparedness.htm)
- Mews Recycling Guidelines  
<http://www.fairlington.org/mewsrecycling.htm>

## Board Minutes Highlights

The following is a summary of highlights of recent board minutes. For complete minutes, please access the Mews web site  
<http://www.fairlington.org/mewsindex.htm>

### Meeting Highlights – March 25, 2010

In attendance were Board members Chandra Burnside, Thomas Corbin, Seth Low, Ronald Patterson, and Renee Powlette in addition to Manager Jason Eglin and residents Robert and Julia Frye, Tom McGuire, and Shannon Watson.

### Homeowners' Forum

Management will follow up on proposal from Merrifield Garden Center to correct the grade at Court 11 unit to stop water penetration.

### Board Actions/ Discussion

#### Status Reports

- Repairs continue on storm damages with a second insurance claim submitted; gutter/ roof/ downspout damage to date is estimated at \$62,258.
- Insurance will cover \$5,000 of winter storm landscape damage
- Total snow removal costs @\$36,104.75.
- Court signage – no updates.

#### New Business

- Unanimous approval of Parking/ Towing Resolution.
- Unanimous approval of Deductible Resolution.
- Court 11 drainage issue – continued discussion between management and contractors.
- Unanimous approval of variance request to remove a non-load bearing wall at 4676 B 36<sup>th</sup> St. with submission of engineer's report.
- Unanimous approval of patio modification at 3426 S. Wakefield with notice that in the event of any future water/ sewer/ or other association repair affecting the patio, the association will only return the original cement slab.
- Discussion of Annual Meeting plans.

### Officer/Committee Reports

#### President's Report

1. Two patio non-compliance issues need addressing in Ct. 15 and 9.
2. Ct. 11 replacement porch columns will be replaced with wood rather than fiberglass.
3. King St. hedge (exterior anchor fence) is on City of Alexandria right of way.
4. Unanimous approval of CMC financials as official association financial records.

#### Treasurer's Report

Finance Committee is in the process of finalizing FY 2011 budget and completing a review of the recently received Reserves Study draft.

#### Recreation Committee

1. Update on suggested tennis court repairs – two proposals received (A) Metropolitan Tennis @ \$20,600 to resurface both courts and make single tennis court into a multi-purpose court (B) Bishop's Tennis @ \$50,000 to resurface both courts.
2. No action taken on tennis proposals, but Board requested a community survey for future tennis court use and repairs.
3. On-going revision of recreation rules/regulations.

### Meeting Highlights – April 23, 2010

In attendance were Board members Chandra Burnside, Thomas Corbin, Seth Low, Ronald Patterson, and Renee Powlette in addition to Manager Jason Eglin and residents David Biette, Robert Frye, Judith Guerny, Lori Olivas, and Shannon Watson.

### Homeowners' Forum

Board reported it had approved electronically proposal from Merrifield Garden Center to repair grade in front of Ct. 11 residence. Work should begin shortly.

### Board Actions/ Discussions

#### Status Reports

- Katchmark Roofers reported that storm damage should be completed by end of next week (May 1).
- Property Appraisal – Insurance Designers are in the process of developing appraisal of property value which may result in increased insurance premiums.
- A-1 Towing reported it would inspect current signage and tell us how it could help implement new signage to include required Arlington County towing information.

#### New Business

- Variance Request – 4618 34<sup>th</sup> St. – replacement of windows. Item is covered under Blanket Variance Requests, so no action needed provided it is understood that new windows are the required six over six with proper capping.
- Cleaning Company Performance – Residents have expressed concerns over poor performance in cleaning of apartment building common areas. Management has attempted to contact DMA, cleaning contractor. Management to solicit bids from contractors for cleaning apartment building common areas.
- Common Area Trashcans – Management will contact Capital Trash Services re: emptying and re-bagging common area trash cans.
- 3540 S. Wakefield St. Patio – Steve Burcham will repair soil/ remove construction debris from patio resulting from earlier sewer repairs.
- FY 2011 Budget Preparation – Alison Reither reported that the Finance Committee had developed three budget drafts. The Board requested additional work of version 2 in an attempt to lower the condo fee increase. Ms. Reither said that contribution to the Reserves must be 25% of the residential assessments according to current bylaws.

### Officer/ Committee Reports

#### President's Report

1. Damaged anchor fence panel (rear Ct. 4) needs repair.
2. Request for Proposal (RFP) needed for fall exterior door painting.

3. No follow up on rear Ct. 11 drainage issue.
4. Comparison chart of Fairlington associations' inside Clarendon fee needed for Annual Meeting materials.

**Treasurer's Report**

Ron Patterson submitted the latest financial variance report which showed a loss of \$13, 632.00 due to snow removal costs.

**Secretary's Report**

Ratification of electronic vote (4/19/10) authorizing \$729.49 to Merrifield Garden Center to repair grade in front of Ct. 11 residence.

**Committee Reports**

*Landscape* – Unanimous approval of an additional \$250.00 to Don Hook Tree Services for additional storm damage repairs.

*Recreation* –

1. Discussion of replacement this fiscal year of pool furniture. (No action taken. Board requested additional bids for furniture replacement and consultation with neighboring associations that have recently replaced furniture.)
2. Discussion of painting pool fence this fiscal year. (No action taken. Board requested Management to look into costs of such work.)
3. Approval of \$355.00 for Summer KickOff Party (4 – 1 {Burnside}).

## Treasurer's Report



The following information is taken from “May 2010 Variance Report and Financial Statement” dated July 1, 2010.

Total Cash and Investments	\$1,256,524.00
Year-to-date Income	\$ 768,944.00
Year-to-date Expenses	\$ 764,873.00
Year-to-date Net Income/Surplus (Loss)	\$ 4,071.00

The Association's Prior Year Owner's Equity is \$75,589.



## Volunteers At Work

**Landscape Committee**  
(Submitted by Lori Olivas, Chair)

## Watering

Many thanks to residents who have watered the landscape during the “heat wave”. Unless water restrictions are imposed by Arlington County, it is important to water landscape materials to ensure their survival. Many established plants, particularly evergreens, can withstand drought conditions; however, newly planted materials – those planted within two years – need adequate moisture to develop strong root systems. Please pay attention to signs of drought stress – wilting or drooping or dropping leaves- of shrubs near your unit and water as needed.

Large leafed deciduous shrubs, such as hydrangeas, are particularly susceptible to dry weather and require frequent watering. Shallow rooted material, such as azaleas and dogwoods, also need watering during drought periods in order to survive until rains arrive.

Soak plants by running a hose at a trickle for 20 – 30 minutes, depending on the plant size (smaller plants can do with 20 minutes). Spraying/ misting the plant or simply sprinkling the top soil does little good; soaking is the key. Please monitor and water plants when there is less than an inch of rain a week. Scattered showers provide some relief but do not substitute for deep watering.

We ask Court Representatives to monitor courts and encourage residents to water as needed. Do not water the turf; it will go dormant and revive with the rains. This is a waste of water. More complete watering instructions may be found on line at: <http://fairlington.org/mewsindex.htm>

## Fall Planting

Committee members will soon evaluate the grounds to plan for installations to be completed in late fall. Residents with specific landscape needs must submit their requests for fall planting by July 30 using the Landscape Modification Form obtainable from the Mews website at <http://fairlington.org/mewsindex.htm>. The Landscape Committee will consider, but may not approve, all requests.

## Landscaping Outside of Patio Fences

Before residents consider any landscape modifications, be advised that the Mews Handbook (1999) states:

- No structural alteration or modification of a family unit, alteration of the exterior appearance of a family unit, or change to the limited or general common elements is authorized without a written request for a variance to the Board.

- No landscaping changes may be made to the common areas without the Board's approval. Such changes include creation or expansion of a flower bed; trellises; placement of borders of wire, fencing, string, or brick around flower beds or plantings, and planting or removal of trees or bushes in the common area, regardless of proximity to a unit. Exceptions are noted in Chapter 9-B.3. and 9-B. 12.

The Mews Board of Directors, as advised by the Landscape Committee, reserves the right to remove any plant materials or borders improperly installed or maintained.

### Trees

Ron Rubin, of Thrive Plant Health Care Solutions, recently evaluated our trees. The evaluation included noting potential hazardous conditions and recommendations for selective pruning of dead, diseased and broken branches. The evaluation also included notation of any disease, insect, or other health problems.

Don Hook of Hook's Tree Services conducted an inspection of the cedars along the King Street fence and submitted a proposal for pruning to remove dead limbs and cedars posing hazardous conditions.

Consideration will be given to replacing trees where conditions are "right" for replacement, e.g. room for growth. Tree replacement and additions will be considered as part of the committee's developing 5-year Landscape Plan.

### Committee Meetings

The Landscape Committee generally holds its meetings on the second Monday of each month at the Fairlington Community Center. Anyone interested in attending should call Lori Olivas at (703) 379-4927 to confirm date and location. The next meeting is scheduled for August 9 at 7:00 PM. Meetings are open to all residents.

## **Finance Committee**

(Submitted by Ron Patterson, Acting Chair)

**T**he Finance Committee has met monthly to review association financial matters. In addition, Committee members – Alison Reither, Tami Anderson, Julia Claypool, Jayne Mayne, and Ron Patterson - prepared a draft budget for FY-2011 working closely with Manager Jason Eglin. The Committee submitted several budget options for the Board.

The Board approved one of the options submitted by the Committee and this option was approved by the co-owners at the June 24 Annual Meeting

The Committee will meet on July 19 to review the 2010 Reserves Study. Future meeting dates will be posted on the web site as they are scheduled. Please contact Ron Patterson, Acting Committee Chair, at 703-931-0687 to confirm meeting dates, times, and locations.

## **Recreation Committee** (Submitted by Shannon Watson, Chair)

### FINS

This week, the FINS swimmers were hosted at the Mews pool, with a meet on Friday, July 16<sup>th</sup>. FINS is a great cross-Fairlington competitive program for youth swimmers. It rotates pools throughout Fairlington in the summer.



### Water Aerobics at Mews Pool

Delayed by rain and storms for the first two classes, Mews water aerobics started on Saturday, July 17, at the Mews pool. Back again this summer as our instructor, Head Lifeguard Heather Casey teaches a low impact high intensity class that is suitable for all ages.



Spaces are available for the 11-class session that occurs on Saturdays at 9AM and Tuesday evenings at 7:30 AM at a cost of \$50, payable in advance. If you are interested in joining,

please call or email Shannon Watson, Recreation chairman, at [Shannon\\_watson@hotmail.com](mailto:Shannon_watson@hotmail.com) or (703) 931-7938 to reserve your spot. It's a great workout!

### Ping Pong Table

The Mews has a new addition to the pool deck – a ping pong table that arrived just prior to the 4<sup>th</sup> of July weekend.



In constant use since its arrival, it has been the delight of young and old Mewsians alike. Thanks to the Mews Board for this purchase!

## Recreation Passes

There has been some confusion regarding recreation passes. Recreation passes were made permanent last year. If you have a bright green laminated pass from last year, it remains valid. You must have a pass to access the pool and tennis courts. Lifeguards will be checking passes at the pool.

Renters and co-owners alike are entitled to one pass each per household, with the exception given for parents requesting passes for children 12 and over. The easiest way to apply for a pass is to go to the Fairlington website to the Mews Recreation page ([www.fairlington.org](http://www.fairlington.org)) and complete your application online, emailing it to [Shannon.watson@hotmail.com](mailto:Shannon.watson@hotmail.com). Please note that if you are a renter, you must mail a copy of a utility bill with your name at the application address as well.

If you applied for a recreation pass prior to Friday, May 21, your pass has been waiting for you at the pool at the lifeguard stand. Please retrieve it at your earliest convenience as the Mews is not responsible for lost or stolen passes. If you applied after that date, your pass will be available at the same location on July 24.

If you have misplaced your pass from last summer, you may apply for a replacement pass at a cost of \$5, payable in cash or by check to Fairlington Mews and delivered to 4632 S. 34<sup>th</sup> Street. Please call (703) 931-7938 with any questions. Apply soon so you can use our great recreation amenities!

### Thank You, Martha!

Special thanks go to Martha Taggart for filling the poolpots with beautiful summer color.



## Timely Tips

### Changes in Common Areas – Echoing the Landscape Report!

**P**lease remember that with the exception of planting and maintaining seasonal annuals and perennials in the common area bed adjacent to your unit.

Other changes – e.g. addition or removal of shrubs or trees or installation of ornaments or other fixtures – may not be made without written request to and approval of the Board through the Landscape Committee.

Requests for Association-sponsored additions or removals of trees or shrubs in common areas near your unit need to be made in writing using the “Landscape Modification Request Form” available from the Landscape Committee or found online at <http://www.fairlington.org/mewsdocuments.htm>.

Please submit any requests for autumn consideration as soon as possible to Landscape chair, Lori Olivas.

## Interior Remodeling

**A**ccording to association documents, please submit a variance request for any interior structural changes you wish to make to your unit. Your request (form may be obtained from the Mews web site) needs to be accompanied by an engineer’s report with the proper seal. County construction permits may also be required for such work.

For proper resale and insurance compliance, this regulation needs to be followed explicitly.

## Flying the American Flag

**F**ederal regulations allow flying the American flag, but a homeowner’s association may place restrictions on where the flag is placed.



When the association revises the Owners’ Handbook, we will expand upon existing flag procedures.

Suffice it to say for now that flag holders should only be placed on the wooden soffit of a porch or stoop, not on columns and not on the brick walls. Putting holes in the wooden columns opens them up to potential water damage and subsequent rot.

Making any holes in the masonry structure also presents the potential for future water penetration issues. Making any attachment to an exterior wall is prohibited by rules and regulations (Mews Handbook). Also, nothing should be attached to the exterior of fences.

## Damage/Vandalism to Common Areas

**R**ecently we have received reports of damage to trees, shrubs, and the turf resulting from carelessness from residents.

Common Areas are co-owned and are maintained out of operating funds. Any damage resulting from inappropriate, destructive behavior by co-owners, tenants, children, pets, or guests may result in a monetary assessment for needed repairs or maintenance. Recently several incidents have been reported of

“missing” items from stoops and damage to the carriage lamps. Carriage lamp damage includes broken panes, changes to the top fixture, inverted panes, etc.

If you see anyone damaging association property, please try to determine the identification and residence of the individual (s) and report this information to management. If damage or theft occurs to your personal property (on your stoop or from your patio), please report it to Arlington County Police as well as management.

## Items of Interest

### Air Conditioner Condensate Drains

**Y**our Air Conditioner unit (HVAC) has probably been working overtime during the continuing heat spells removing much water from the air inside. Remember that water must have somewhere to go or it could create water problems for your unit or that of your neighbor.

Please make certain that your air conditioning unit is draining properly and that the condensate pipe leading from your AC unit has not been damaged or is not blocked by insect nests, dirt and/ or debris. Your regular, seasonal HVAC inspection should include the condensate pipe.

The proper maintenance of heating/ air conditioning units is solely a co-owner responsibility. If your HVAC unit damages your unit or your neighbor's, repairs are at your expense.

*(Courtesy, Fairlington Commons Newsletter, June 2010)*

### Tenants and the Pool

**W**e apologize, that due to an oversight, tenants did not receive 2010 Recreation Rules and Pass application forms. A letter has been mailed correcting this oversight. Thanks to Carroll Mitchell for bringing this matter to the Association's attention at the Annual Meeting.

Current recreation rules/applications and procedures are available on line, from Shannon Watson, and from the lifeguards at the pool. Please remember that anyone using the pool must (1) Sign in and (2) Show his or her pass. Children under 12 must be accompanied by a responsible adult. Guests must be accompanied by a co-owner.

Lifeguards have been instructed to enforce these rules.

## Community Transitions

*(Note: For each issue we encourage court reps to submit information about court residents. Here are some recent "transitions" in our community.)*

### New Arrival – Court 11

**H**ello Neighbors! My name is Tom Connally Burnside, II, but I go by T.C. I "moved in" to Ct. 11 on May 25th, weighing 10 lbs 1 oz and measuring 21 and 3/4 inches long.

Mommy and Daddy (you may know them as Chandra and Alan Burnside) are so glad I'm here, and they're even figuring out how to get a little rest, even though I'm a rather demanding "roommate." They tell me I am still a little too small for the pool and the tot lot, but you'll probably see me around the neighborhood on one of our many strolls!



### Recent Graduates

**C**ongratulations go to four Mews residents who recently graduated from Arlington County public high schools.

Emily Herman, Jeremy Letournel, and Nora Biette-Timmons graduated from Wakefield High School in ceremonies at DAR Constitution Hall on June 24th. Each was a member of Wakefield's chapter of the National Honor Society.

Emily spent many years in gymnastics with the Arlington Aerials, and in high school turned her sporting skills to field hockey and lacrosse. She will attend Florida State University in Tallahassee in the fall. Emily is the daughter of Paul and Joanne Herman.



Nora captained the Wakefield Swim Team, participated in Model UN, and was one of Wakefield's valedictorians. Nora will attend Bowdoin College in Brunswick, Maine, where she plans to study government. This summer Nora is working at Le Village Marché in Shirlington. She is the daughter of Ann Timmons and David Biette.

# News to Muse

## Home Renovations Can Generate Lead

**M**ost Americans have long been aware of the dangers of lead, particularly in paints. Recognizing these dangers, the U.S. Environmental Protection Agency (EPA) recently finalized a new regulation to protect people from the lead generated by renovation activities like sanding, cutting and demolition.

This work can create hazardous lead dust and chips by disturbing lead-based paint, which can be harmful to adults and children.

The new rule affects contractors performing renovation, repair and painting projects that disturb lead-based paint in homes, child care facilities and schools built before 1978. Homeowners need to ensure that contractors engaged in this kind of work have undergone training and earned their certification.

For contractors, this rule means they must be certified and follow specific work practices to prevent lead contamination. Once certified, the firm can advertise that it is certified by EPA under the RRP program, and will also be given rights to use EPA's "Lead-Safe Certified Firm" logo.

Homeowners considering renovations can search for certified companies on the EPA website.

## Safe Fun for Children

**T**he National Center for Missing & Exploited Children (NCMEC) recommends that parents and guardians take action to keep their children safe during both structured and unstructured activities. The first step is to talk to your children.

Kids need to know their parameters:

- Neighborhood boundaries and whose homes they may visit.
- Areas that are always "off limits" to them.
- Whom to call when there is an emergency.
- To keep doors locked and not open the door if they are home alone.
- Not to approach a vehicle or stranger or to accept a ride from anyone without your permission.
- To avoid pools without adult supervision.
- To tell you where they will be at all times.
- Their curfew, and to call you if they will be late.

Jeremy was on the Swim Team and Golf Team at Wakefield. He is off to the University of Wisconsin at Madison on a full Posse Scholarship to pursue engineering studies just as his parents, Amel and Jean-Jacques Letournel, prepare for a move to Chad with the French Foreign Service.



Jeremy is a lifeguard at the Fairlington Meadows pool; we see him occasionally at the Mews where he substitutes from time to time.



Samantha Taggart graduated from H-B Woodlawn Secondary Program on June 23. Sam was co-captain of H-B's girls Ultimate Frisbee team that earned second place in the Eastern Championship.

She will attend the University of Virginia where she will begin her studies to become a veterinarian.

Sam is the daughter of Martha Snyder Taggart.

Nora, Emily, and Sam have grown up in Fairlington, and it's been a pleasure to watch them grow up together; from the days when they were limited to the wading pool, to exploring the neighborhood on their own, then participating in the FINS program every summer. Jeremy moved to Fairlington in 8th grade and seamlessly fit into the Fairlington lifestyle.

"It takes a village" and Fairlington is a wonderful place to raise kids! (Submitted by David Biette)

## Stork Visits Court 13

**C**ongratulations to Brian and Natalya Dean on the birth of their daughter, Cameron Darling Dean, on July 11 – the wedding anniversary of Brian and Natalya!



## Welcome

Welcome to new Court 9 resident Mary Ann Ryan who now resides at 4626 34<sup>th</sup> St.

Parents also should remember:

- Supervise children at all times – in the neighborhood, on the playground, at malls, movies, pools, arcades and parks.
- Be sure there is always a responsible adult in charge.
- Explore recreational camps and child centers as out - of - school sources to continue your child's education.
- Teach children to respect all private property.
- Help your child develop a hobby.
- Provide regular “quiet” time for your child.

For more information, visit the National Center for Missing & Exploited Children's web site at [www.ncmec.org](http://www.ncmec.org).

### One More Time or Insurance Redoux

**R**ecently the Association distributed a policy resolution outlining the conditions whereby a co-owner may be responsible for paying the Association deductible if an insurance claim is filed under the Master Policy on your behalf.

We want to remind you that you should have your own insurance policy that will cover the deductible. This is known as an HO-6 policy and is something that all condo owners should obtain.

The master policy does not provide all-inclusive coverage. It will pick up the cost to repair your walls or floor, but you are on your own with any personal belongings. And if your unit is flooded, it's not just your valuable carpet but also your 50-inch plasma TV that could be ruined.

Additionally, most master policies exclude what is known as "betterments." If you have the original floors that were installed in your unit, coverage will probably be available if they are damaged. But if you or a previous owner installed parquet flooring or Italian tiles, this is betterment and will not be covered under the master policy.

You should also inquire as to whether or not your policy will cover any improvements – pavers, flagstone, brick surfaces, fountains, etc. – made to your patio in the event that the association must repair a sewer or water line under your patio.

Here is where the HO-6 policy comes into play. This will cover your personal losses and should supplement what the master policy does not cover, such as

betterments (or improvements), theft, vandalism and personal liability.

Renters should also have a “renters’ policy” to cover any possible loss.

### Arlington County Snow Removal Ordinance

**D**idn't we just get through a horrendous winter? Haven't we suffered enough from the summer heat? And now the County is reminding us of weather issues again!

As you are probably aware, Arlington County recently passed a snow removal ordinance based on county experiences from last winter. Several Fairlington citizens and associations' board members expressed their concern about the passage and implementation of this ordinance.

In effect the ordinance requires all property owners, occupants, or persons in charge to clear public sidewalks adjacent to their property of snow and ice (up to 36 inches wide, to accommodate wheelchairs, stroller and adults with children in hand) within 24 hours after the snow stops falling when accumulations are less than six inches, and within 36 hours when six inches or more accumulate. Non-compliance may result in a civil penalty and fine of \$50 – 100.

The ordinance also prohibits transferring/ depositing snow and ice from private property onto a county street, walkway, or transit stop.

These conditions will need to be added to our snow removal contract. For further information visit <http://www.arlingtonva.us/departments/CountyBoard/proclamations/page75071.aspx>

### In Memory of Catherine D. Fellows

**R**ecently the Fairlington Community lost one of its long-term residents, friend, and Fairlington historian – Catherine Deahl Fellows (August 1, 1931 – April 26, 2010).

Catherine lived in Fairlington Glen and was the author of *Fairlington at 50: May 1943–May 1993*. She worked with Ron Patterson in updating and re-issuing this work for the community's sixtieth anniversary celebration in November 2003 (*Fairlington at 50: May 1943–May 1993, 60<sup>th</sup> Anniversary Edition*).

Unfortunately Catherine's book is no longer in print, but the Fairlington Historical Society plans to release a memorial edition in the near future.

In honor of Catherine's interest in Fairlington's past, here is a quick quiz on the history of your neighborhood. (Answers appear at the end.)

### So You Know Your Local History?

1. William Struttfield was granted 534 acres in 1705 which included all of today's Fairlington. In 1756, the title of this land passed to what famous Alexandria citizen?
2. Under what U.S. President was work begun on Fairlington?
3. The name "Fairlington" is composed of the combination of what two names?
4. Originally Fairlington was a rental property build to house the workers for what nearby military complex?
5. How many units (including town homes and apartments) comprise Fairlington?
6. Who were the two architects of Fairlington?
7. In what architectural style are Fairlington units built?
8. How many separate condominium associations make up Fairlington today?
9. What was the first association called that converted from rental units to condominiums in the 1970's?
10. What current association was originally designated as Village 6?
11. In what year was Fairlington named to the National Register of Historic Places?

Extra Credit (1 point) – Name the association in which you live! Give yourself 9 points for each correct answer.

(Answers: 1. John Carlyle, 2. Franklin D. Roosevelt, 3. Fairfax and Arlington, 4. Pentagon, 5. 3,439, 6. Kenneth Franzheim and Alan B. Mills, 7. Colonial Revival, 8. 7, 9. Commons, 10. Mews, 11. 1999, Extra Credit – "Mews!")

### Your Newsletter (and I'll say it again)

Yes, I know I put this in the last newsletter and announced it at the Annual Meeting!

But it is time for another volunteer(s) to take on the newsletter – I'm tired. Ron's tired! I'm busy. Ron's busy. Everyone's busy, but we really need someone to assume this responsibility. We will be very happy to help with the transition.

Perhaps someone has new and exciting ideas to create reader interest.

For each issue, I send out requests for materials. For this issue I sent requests to 23 Mews co-owners seeking input. Take a look at the bylines for request results.

Hey, getting newsletter info is a lot like getting quorum for the Annual Meeting! A regular newsletter, along with the web site, is important in getting association information out. Please contact me if you are interested in taking on this task. Unlike "love", "volunteerism" isn't forever! (Tom Corbin)

### Watermelon Mint Juleps – Cheers!

Ahhhh, the cooling taste and smell of watermelon and mint – what a refreshing summer combination.

#### Watermelon Juice

- 4 cups of watermelon cubes
  - 1 tablespoon of lemon juice
- #### Ingredients for One Drink
- 4 mint sprigs
  - 1 teaspoon water
  - 1 teaspoon sugar
  - ice cubes
  - 2 ounces Bourbon
  - 6 ounces watermelon juice



Blend watermelon cubes and lemon juice until smooth. Strain. Discard the pulp.

Place mint, water, and sugar in bottom of chilled 8 –ounce glass. Mash mint with the back of a wooden spoon. Add Bourbon and stir well. Add ice. Pour in watermelon juice. Garnish with mint sprig. Enjoy!

### Emergency Contacts

- Abandoned Vehicles 703-558-2222
- Animal Warden 703-931-9241
- Arlington Police Non-Emergency 703-558-2222
- Arlington County Government 703-228-3000
- Arlington County Water 703-228-6555
- Dominion Power 1-888-667-3000

## Recycling Corner

**O**n Tuesday evening or early Wednesday morning, Mews residents may recycle the following in the recycle bins at each court:

- Aluminum and other metal cans, Cardboard – boxes broken down and flattened, Glass bottles and jars, Mixed paper and light cardboard, Newspapers and inserts, Plastic containers (rinse out plastic items)
- Recycling Reminder - On recycling, do not put plastic or paper bags into the recycling bins. Put mixed recyclable in the bin LOOSE, and leave secured and bagged paper and newspapers near the bins. Also rinse all containers before recycling them.
- Arlington residential households can recycle computers and other electronic items at the County's [HHM drop-off site](#). The facility is open every Saturday, 9 am – 3 pm (except holidays and [ECARE](#) event days) and is located at the Water Pollution Control Plant. Call 703-228-6832 for more information.

## FIOS in Fairlington?

Verizon has contacted all Condo Associations (via email on May 26, 2010) in Fairlington announcing that: (1) “We are excited to announce that Fairlington Mews condominiums will have the chance to experience the best TV picture quality with rich sound, crystal-clear phone service, and blazing fast internet speed.” And (2) “Verizon is upgrading our network nationwide to fiber optics at NO COST to property owners or management companies.”

Their email further noted that “If interested, I will assign a Business Development Manager to your property. He/she will ask that you sign a Premise Access Agreement to being the process. This agreement does NOT give us exclusive rights to your property. Once the license is signed by you, the following will happen:”

1. Verizon will cover 100% construction costs.
2. Verizon will conduct a site survey with you or your appointed representative
3. The site survey will include a detailed explanation of how fiber will be deployed to your property, with minimal disruption to your residents.

4. Upon your final approval of Verizon’s plan, construction will start.
5. A pre-construction meeting will be conducted, letting you know the build schedule, etc.
6. A final walk-through of the property will be conducted at the conclusion of construction to ensure your complete satisfaction with the work done.”

“This entire process takes approximately 120 days from the time the engineering site survey is done to completion. Along the way, you will have dedicated access to a Verizon Coordinator assigned specifically to your property.”

The Mews suggested to the Fairlington Citizens Association (FCA) that they convene a meeting of all Fairlington Condo Associations and invite Verizon to describe their proposal. A meeting was scheduled for June 21, 2010, but was cancelled by Verizon at the last minute. The Mews and other Associations have lots of questions about the invasive nature of the installation. We will keep you advised about this project.

## Barking Dogs

Please remember that barking dogs disturb your neighbors and are a violation of Arlington County Code.



Residents are also reminded not to leave unattended dogs on their patios.

Please contact Animal Control (703-931-9241) or Arlington County non-emergency police number (703-558-2222) to report noise issues.



<http://www.awla.org/animal-control.shtml>

## MewsNEWS

This newsletter is published quarterly by the Fairlington Mews Board of Directors for owners and residents in Fairlington Mews. Suggested articles, comments, or items of interest from residents are always welcome. Please send to: [tomrcor@aol.com](mailto:tomrcor@aol.com)

Editors: Tom Corbin/Ron Patterson, 4624 S. 34<sup>th</sup> Street, Phone: (703) 931-0687 - Subscribe to the MewsNEWS - send us your email address at [newsnewsletter@aol.com](mailto:newsnewsletter@aol.com) - newsletter in Word or PDF format sent as attachment to email

Fairlington Web Site: [www.fairlington.org/mewsindex.htm](http://www.fairlington.org/mewsindex.htm) Webmaster: Ron Patterson, Phone: (703) 931-0687

**Meeting Calendar/Contacts**

**Board Meetings** Board Meetings are scheduled for July 22, August 26, September 23, and October 28 2010 @ 6:30 pm at the South Fairlington Community Center

		<u>Address</u>	<u>Phone</u>
<b>Board of Directors</b>			
President	Tom Corbin <a href="mailto:tomrcor@aol.com">tomrcor@aol.com</a>	4624 S. 34 <sup>th</sup> Street	(703) 931-0687
Vice President	Seth Low <a href="mailto:lowseth@earthlink.net">lowseth@earthlink.net</a>	4644 S. 34 <sup>th</sup> Street	(703) 379-0155
2 <sup>nd</sup> Vice President	Chandra Burnside <a href="mailto:chandra.burnside@gmail.com">chandra.burnside@gmail.com</a>	3432 S. Wakefield Street A2	(703) 946-0708
Treasurer	Ron Patterson <a href="mailto:ronaldp755@verizon.net">ronaldp755@verizon.net</a>	4624 S. 34 <sup>th</sup> St	(703) 931-0687
Secretary	Renee Powlette <a href="mailto:rpowlette@yahoo.com">rpowlette@yahoo.com</a>	4670B S. 36 <sup>th</sup> Street	(703) 671-2774

**Committee Chairs**

Finance	(vacant)	3448 S Wakefield Street	(202) 812-8115
Landscape	Lori Olivas	4666-A S. 36 <sup>th</sup> Street	(703) 379-4927
Recreation	Shannon Watson	4632 S. 34 <sup>th</sup> Street	(703) 931-7938
Newsletter	Tom Corbin/Ron Patterson	4624 S. 34 <sup>th</sup> Street	(703) 931-0687
Carriage Lamps	Janice & Larry Peters	4605 S. 36 <sup>th</sup> Street	(703) 578-4992

**Court Representatives**

1. 3600-3616 S. Wakefield	Tom Roberts	3616 S. Wakefield Street	(703) 820-1992
2. 4606-4630 S. 36th	Ben Marglin	4612A S. 36 <sup>th</sup> Street	(703) 671-7281
3. 4632-4636 S. 36 <sup>th</sup>	Shannon Blair	4632B S. 36 <sup>th</sup> Street	(703) 618-1813
4. 4638-4654 S. 36th	Myrta & Ricardo Alonzo	4646B S. 36 <sup>th</sup> Street	(703) 824-0631
5. 4656-4674 S. 36th	Renee Powlette	4670B S. 36 <sup>th</sup> Street	(703) 671-2774
6. 4676-4698 S. 36th	Fern Birtwistle	4678B S. 36th Street	(703) 379-7354
7. 4667-4671 S. 36th	Julia Claypool	4669 A S. 36 <sup>th</sup> St	(703) 931-9161
8. 4664-4686 S. 34th	Gretchen Martin	4680 S. 34 <sup>th</sup> Street	(703) 933-1368
9. 4624-4658 S. 34th	David Biette	4638 S. 34th Street	(703) 820-9589
10. 4600-4618 S. 34th	Shirley Fein	4610 S. 34 <sup>th</sup> Street	(703) 553-0340
11. 3408-3458 S. Wakefield	Chandra Burnside	3432 S. Wakefield Street A2	(703) 379-1082
12. 3500-3544 S. Wakefield	Victoria Lipnik	3512 S. Wakefield Street	(703) 379-7160
13. 4601-4611 S. 36th	Joanne Herman	4603B S. 36 <sup>th</sup> Street	(703) 931-5867
14. 4615-4637 S. 36th	Craig Wagner	4631 S. 36 <sup>th</sup> Street	(703) 931-7549
15. 4641-4665 S. 36th	Gordon Avery	4655 S. 36 <sup>th</sup> Street	(703) 820-3134

**Additional Important Numbers**

Sewer Back-up	Dwyer Plumbing	(703) 922-8220
Trash Collection	CAPITOL SERVICES OF VIRGINIA, INC.	(703) 998-5860
Large Articles of Trash	Put out at CURBSIDE on the 1st Saturday of the month or call CAPITOL SERVICES for pick-up at your expense	(703) 998-5860

Management Agent	<b>Community Management Corporation</b> 4840 Westfields Blvd., Suite 300, Chantilly, VA 20151 Jason Eglin <a href="mailto:JEglin@cmc-management.com">JEglin@cmc-management.com</a>	<b>(703) 631-7200</b> Fax: 703-631-9786 <b>(703) 631-7200, ext. 8579</b>
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Swimming Pool (703) 379-POOL

24 Hour Maintenance Call-In Community Management Corporation (703) 631 – 7200

EMERGENCY NUMBER (703) 631 – 7200 FAIRLINGTON MEWS